

An aerial photograph of a white, single-story house with a dark tiled roof and a dormer window. The house is situated in a lush, green forest. To the left of the house is a large, white, rectangular building with a blue corrugated metal roof, likely a barn or garage. The surrounding area is densely wooded with trees showing some autumnal colors. The Galbraith logo is in the top right corner, and the property name and location are in the bottom left corner.

**Galbraith**

**MEIKLE BROADLIE**  
DALRY, NORTH AYRSHIRE







# MEIKLE BROADLIE, DALRY, NORTH AYRSHIRE

**A charming rural farmhouse nestled in a private secluded setting.**

Dalry Town Centre 1 mile ■ Glasgow 28 miles ■ Ayr 23 miles

**About 2.59 acres (1.04 hectares)**

- Entrance Porch. Living Room. 3 bedrooms. Kitchen. Box Room. Shower Room.
- Peaceful and private location.
- Requiring modernisation and refurbishment.
- Former byre.
- Large grounds and mature woodland.

**Offers Over £295,000**



**Galbraith**

Ayr  
01292 268181  
ayr@galbraithgroup.com

 **OnTheMarket**



Porch

### SITUATION

Meikle Broadlie is an attractive rural detached farmhouse located about 1 mile from Dalry, North Ayrshire. Situated in a private, peaceful setting within the picturesque Garnock Valley, while remaining within easy reach of Glasgow (about 28 miles), the Ayrshire coast and local amenities.

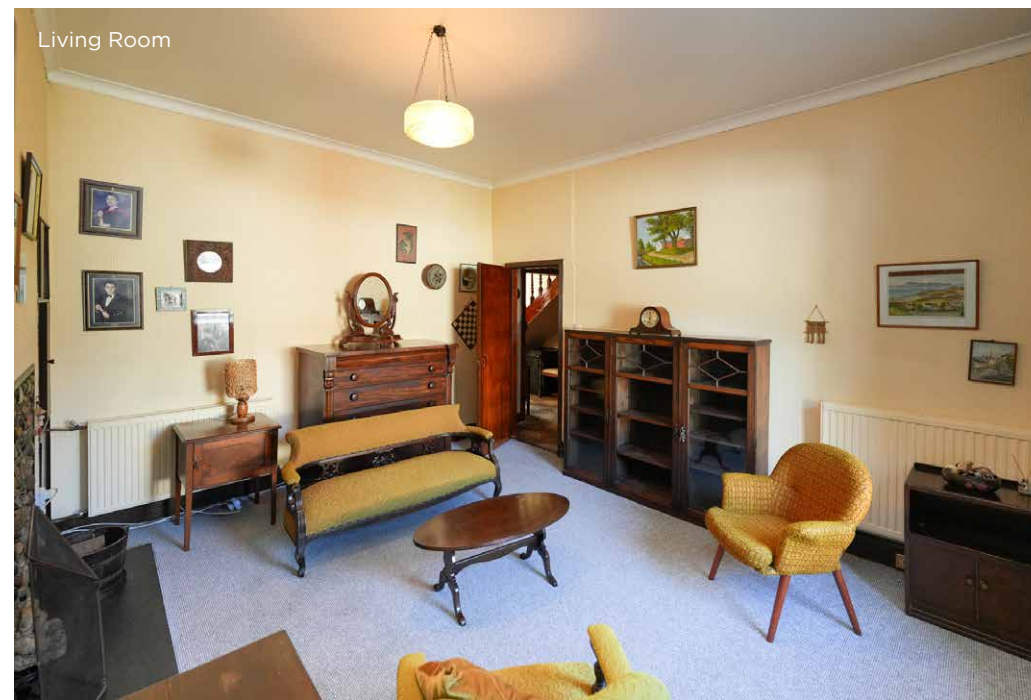
Local services and facilities are available in Dalry and Beith (6 miles), with the new improved Dalry Bypass. Dalry and Glengarnock (4.5 miles) have railway stations with regular services to Glasgow and beyond. There is primary schooling in Dalry, Glengarnock, Gateside and Beith and private schools at St Columbas (Kilmacolm), Ayr and Glasgow. Glasgow and Prestwick Airports are about 17 miles distant. The popular Craft Town of West Kilbride (6 miles) also offers a good range of local amenities including a number of local independent shops and cafes. Seamill Hydro Spa Hotel and The Waterside offer excellent facilities including dining, spa and fitness facilities.

In the 1800s, the local textile industry in Dalry included the manufacture of cotton and carpet yarn, silk and harness weaving and sewing, dressing and spinning of flax and embroidery. The arrival of the railway line was essential in supporting these industries and the railway station in Dalry opened in March 1840 as part of the Glasgow to Ayr line.

Ayrshire is renowned for its many golf courses and there are local courses at Beith and West Kilbride. There are excellent yachting facilities for enthusiasts with facilities at Largs, Inverkip and Troon.

### DESCRIPTION

Previously a working farm, Meikle Broadlie comprises a traditional one and a half storey Ayrshire farmhouse of stone construction with a tiled roof and a brick and slate porch. The accommodation briefly comprises entrance porch, kitchen, shower room, living room, two bedrooms, box room and a further bedroom on the first floor.



Living Room

There is a garden area to the front with ample parking to the rear within a courtyard area.

Whilst the farmhouse requires a degree of modernisation, it affords the next custodians the opportunity to create an excellent home that could be reconfigured or extended pending the relevant planning consents being obtained. It's present accommodation includes a spacious entrance porch with tiled floor, dining kitchen with wall units and double sink, freestanding appliances including electric cooker, washing machine and fridge freezer and wood burning stove. This leads to the cosy living room with open fireplace, cobbled stone backdrop and alcove, two bedrooms, box room and wet room with built in shower and panelled walls, w.c. and sink. A spacious first-floor bedroom with built in window seat offers lovely views of its private grounds.

### GROUNDS

In total there is about 2.59 acres with a 0.69 acre paddock, which is presently overgrown with rushes. There is a private track leading to the farmhouse and rear courtyard with a large sheltered decked area. There is an area of amenity woodland with species including ash, conifer, sycamore and beech. A tributary of the Putyan Burn runs to the south of the grounds.

### OUTBUILDING

Adjoining the farmhouse there is a former byre of stone construction under box profile tin roofing, cobble floor and concrete floor, double door entrance, used for storage purposes (About 16.7m x 5.5m).

Greenhouse.

Some ruins remain of redundant farm buildings (with dilapidated roofs).



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private drainage to septic tank	Freehold	Oil fired central heating, wood burning stove	Band D	D68	FTTC* (Fibre to the Cabinet)	Yes

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>. Each year this area has a 10% chance of flooding in the vicinity. We understand the house has never flooded.

WAYLEAVE

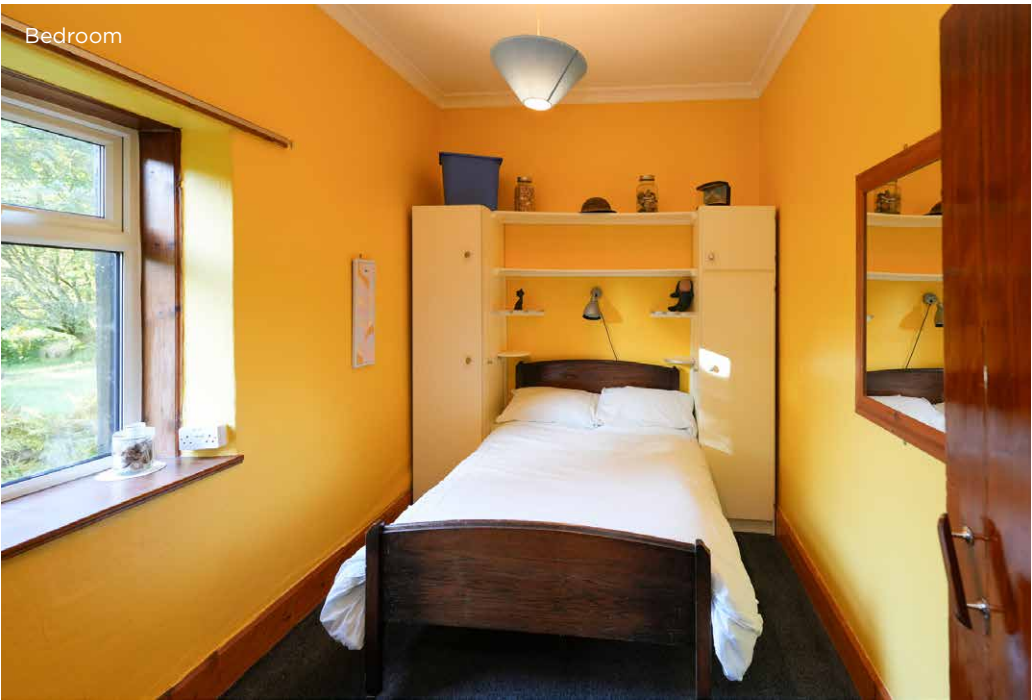
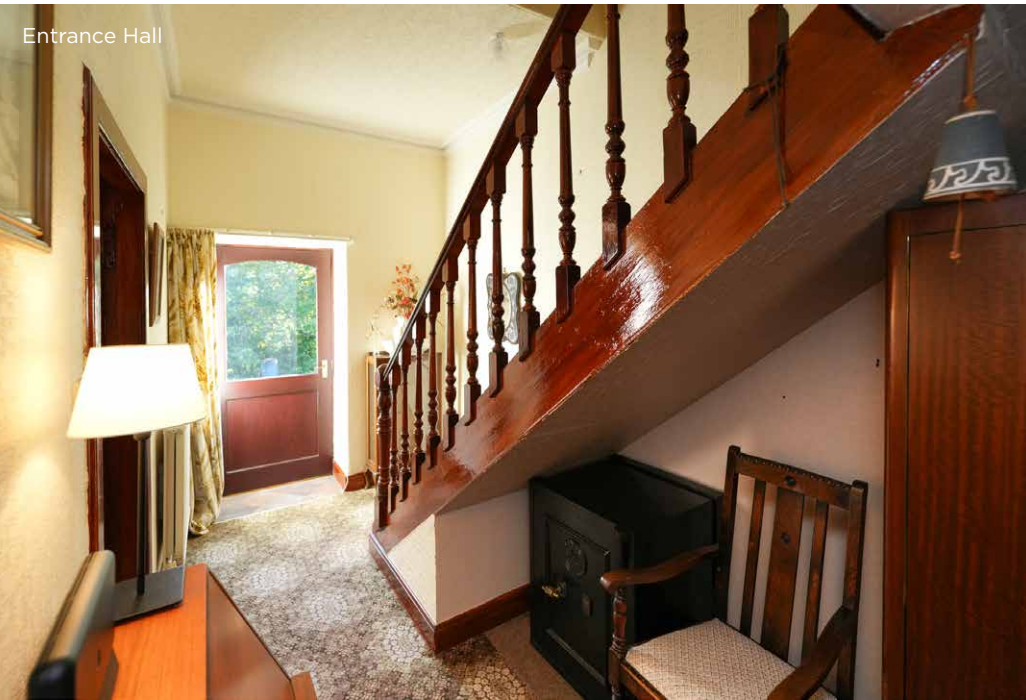
There is an annual wayleave payment for the electricity pole within the grounds.

DIRECTIONS

From Glasgow, take the M8 towards Glasgow Airport, at Junction 28a take the A737 towards Irvine. Continue through Beith and on to Dalry. At Hillend roundabout, turn right onto Kilwinning Road and turn left onto Vennel Street, then turn left joining the B780 (Kilbirnie/West Kilbride/Adrossan). After the cemetery turn right onto Wingfaulds Avenue, proceed along this road onto the Fairlie Moor Road for about a quarter of a mile and Meikle Broadlie is then on the left hand side by stone sign.

POST CODE

KA24 5HP





### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/proud.districts.windmills>

### SOLICITORS

The McKinstry Company, 44 New Street, Dalry KA24 5AE

### LOCAL AUTHORITY

North Ayrshire Council, Cunninghame House, Friars Croft, Irvine, North Ayrshire, KA12 8EE, 01294 310000

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### NOTE

The open fire and wood burning stove have not been used for some time.

### VIEWINGS

Strictly by appointment with the Selling Agents.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

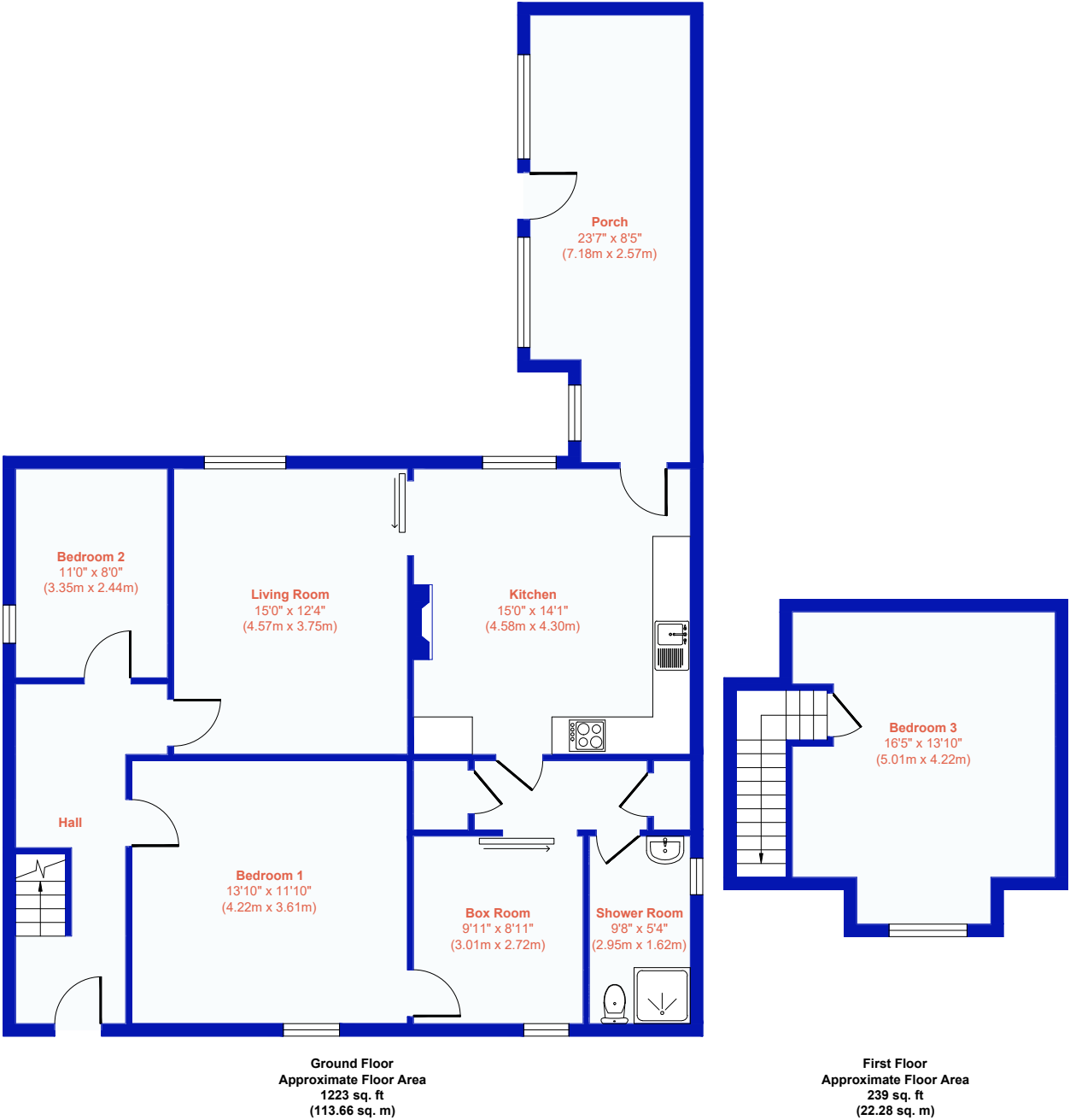
Failure to provide required identification may result in an offer not being considered.

### HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment.



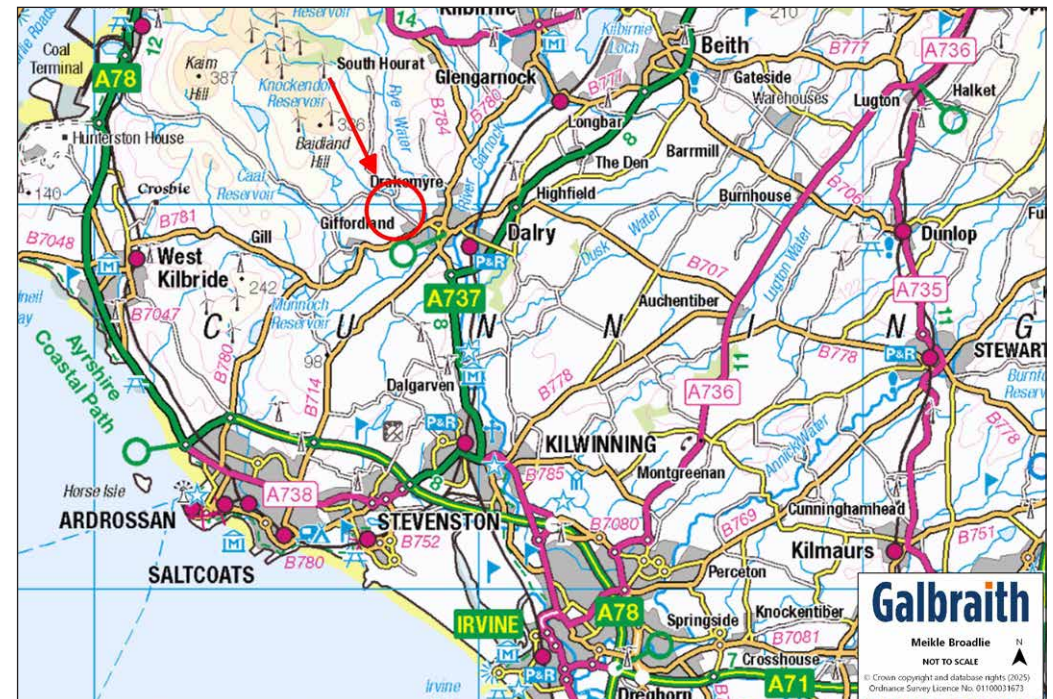
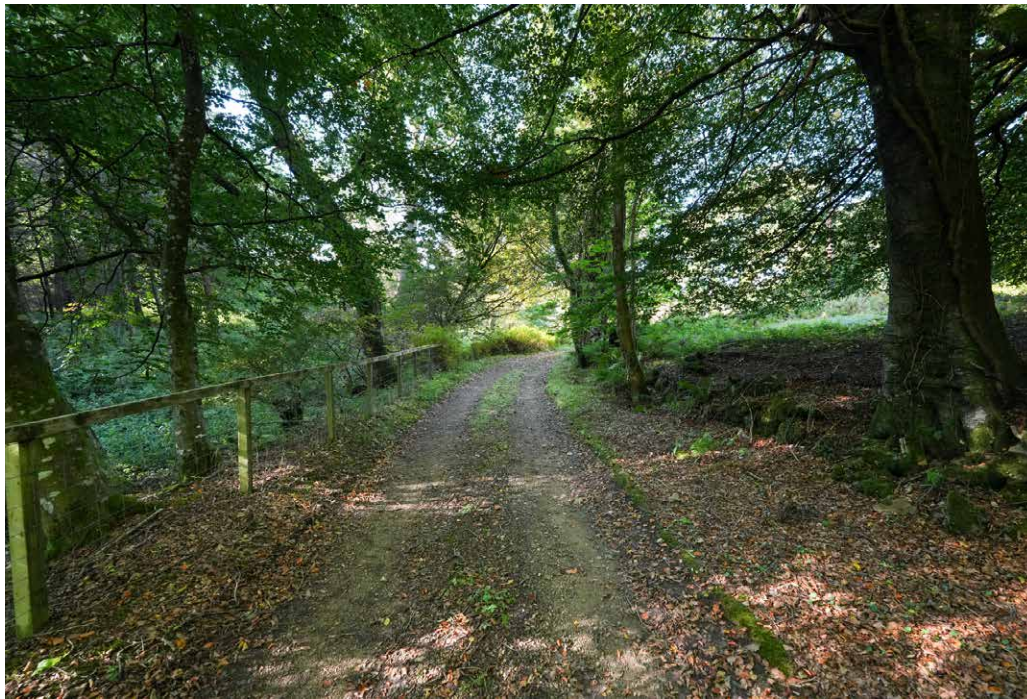
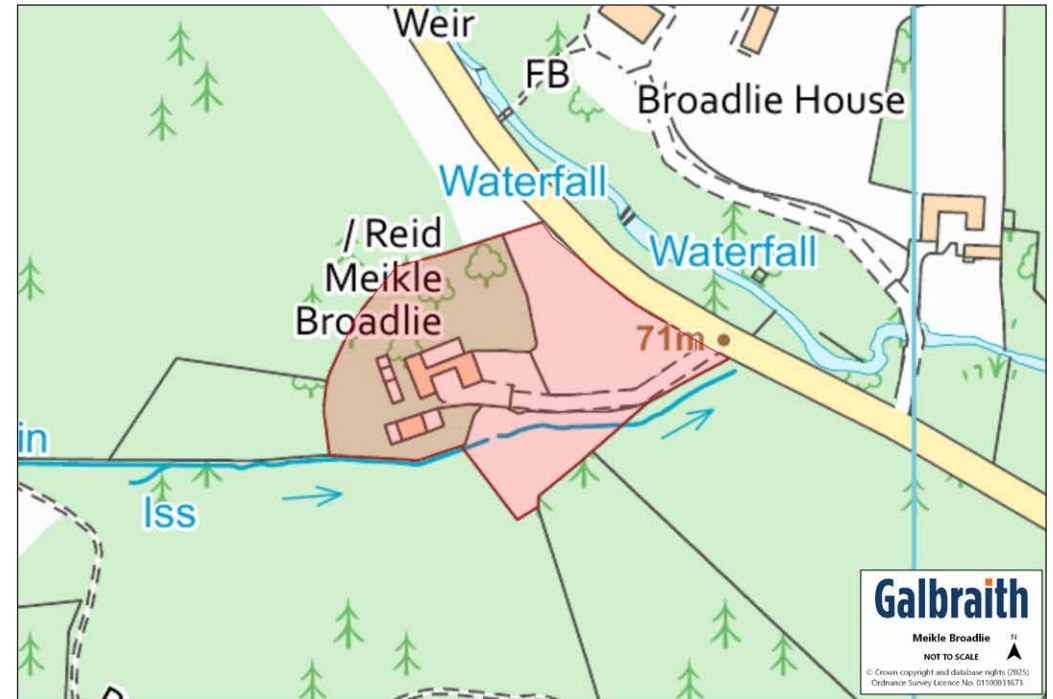
Meikle Broadlie, Dalry, North Ayrshire, KA24 5HP



Approx. Gross Internal Floor Area 1462 sq. ft / 135.94 sq. m

Illustration for guidance only, measurements are approximate, not to scale.  
Produced by Elements Property









#### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2025.

# Galbraith



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